

State of Wisconsin \ DEPARTMENT OF NATURAL RESOURCES

Tommy G. Thompson, Governor
George E. Meyer, Secretary
Gloria L. McCutcheon, Regional Director

Southeast Regional Headquarters
2300 N. Dr. ML King Drive, PO Box 12436
Milwaukee, Wisconsin 53212-0436
Telephone 414-263-8500
FAX 414-263-8483
TDD 414-263-8713

November 30, 1999

Mr. Joe Schulte
Reliable Welding and Fabricating Company
1234 New York Avenue
Sheboygan, Wisconsin 53081

SUBJECT: Request for closure, Reliable Welding & Fabrication Company, New York Avenue,
Sheboygan, Wisconsin. BRR-LUST FID#460174990.

Dear Mr. Schulte:

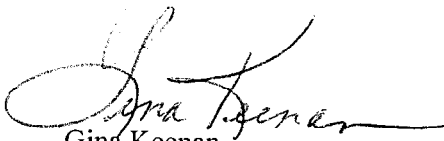
At the request of your environmental consultant, we have reviewed your case file for no further action. Based on the information provided, we concur with your consultant's recommendation of no further action and conditionally closed this case. The conditions of the closure are as follows:

1. A groundwater use restriction must be placed on the property deed at the county register of deeds office which specifies the legal description of the property, the location, type, and concentration of the contaminants and includes the language detailed in the department's deed restriction guidance.
2. Within 60 days all of the groundwater monitoring wells at the site must be abandoned in accordance with WAC NR 141 and the completed abandonment forms must be submitted to the department.

Once the department receives confirmation that the groundwater use restriction has been placed on the property deed and the groundwater monitoring abandonment forms, this case will be tracked as closed on our computer tracking system.

The department reserves the right to reopen this case pursuant to s. NR726.09, Wisconsin Administrative Code (WAC), should additional information regarding site conditions indicate contamination on or from the site poses a threat to public health, safety or welfare or the environment. If you have any questions about this letter, please call me at 414-263-8589.

Sincerely,


Gina Keenan
Hydrogeologist

c: AES Consultants, Inc.
SER case file

1560824

SHEBOYGAN COUNTY, WI
RECORDED ON

12-16-1999 11:36 AM

DARLENE J. NAVIS
REGISTER OF DEEDSRECORDING FEE: 14.00
TRANSFER FEE:

028815 3

Legal Description of the Property as it Appears on the Most Recent Deed

Original Plat, South 95'
of Lot's 1 and 2, Block
134, Parcel No. 500665
CITY OF SHEBOYGAN

Mr. Joseph Schulte
522 Whitcomb Avenue
Sheboygan, WI 53081

Declaration of Restrictions

Property Identification
Number (PIN):

STATE OF WISCONSIN)
) ss
COUNTY OF Sheboygan) [County where document is signed]

WHEREAS, Joseph Schulte is the owner of the above-described property.

WHEREAS, one or more [type of contaminant] discharges have occurred at this property. [Type of contaminants] contaminated groundwater above NR 140 enforcement standards exists on this property at the following location(s): [insert description of the type and concentration of groundwater contamination and location(s) on the property where groundwater contamination was left in place] and [as applicable] soil contamination exists at the following locations: [insert type and concentration of soil contamination and description of location(s) on the property where soil contamination was, or may have been, left in place].

See
attached
Sheet
for
revision
of this
paragraph.

WHEREAS, it is the desire and intention of the property owner to impose on the property restrictions which will make it unnecessary to conduct additional soil or groundwater remediation activities on the property at the present time.

WHEREAS, natural attenuation has been approved by the Department of Natural Resources to remediate groundwater exceeding ch. NR 140 groundwater standards within the boundaries of this property.

WHEREAS, construction of wells where the water quality exceeds the drinking water standards in ch. NR 809 is restricted by ch. NR 811 and ch. NR 812. Special well construction standards or water treatment requirements, or both, or well construction prohibitions may apply.

NOW THEREFORE, the owner hereby declares that all of the property described above is held and shall be held, conveyed or encumbered, leased, rented, used, occupied and improved subject to the following limitation and restrictions:

Anyone who proposes to construct or reconstruct a well on this property is required to contact the Department of Natural Resources' Bureau of Drinking Water and Groundwater, or its successor agency, to determine what specific prohibitions or requirements are applicable and to obtain DNR approval, prior to constructing or reconstructing a well on this property. No well may be constructed or reconstructed on this property unless applicable requirements are met.

This restriction is hereby declared to be a covenant running with the land and shall be fully binding upon all persons acquiring the above-described property whether by descent, devise, purchase or otherwise. This restriction benefits and is enforceable by, the Wisconsin Department of Natural Resources, its successors and assigns. The Department, its successors or assigns, may initiate proceedings at law or in equity against any person or persons who violate or are proposing to violate this covenant, to prevent the proposed violation or to recover damages for such violation.

Any person who is or becomes owner of the property described above may request that the Wisconsin Department of Natural Resources or its successor issue a determination that the restrictions set forth in this covenant are no longer required. Upon receipt of such a request, the Wisconsin Department of Natural Resources shall determine whether or not the restrictions contained herein can be extinguished. If the Department determines that the restrictions can be extinguished, an affidavit can be recorded to give notice that this groundwater use restriction is no longer binding.

IN WITNESS WHEREOF, the owner of the property has executed this Declaration of Restrictions, this 16th day of Dec, 1999.

Signature: Joseph Schulte

Printed Name: JOSEPH SCHULTE

Subscribed and sworn to before me

this 16 day of Dec, 1999

Thomas Kresak

Notary Public, State of WI

My commission 12-10-00

This document was drafted by the Wisconsin Department of Natural Resources.

WHEREAS, one or more gasoline discharges have occurred at this property. Lead, Benzene and Naphthalene contaminated groundwater above NR 140 enforcement standards was present on this property at the following location(s):

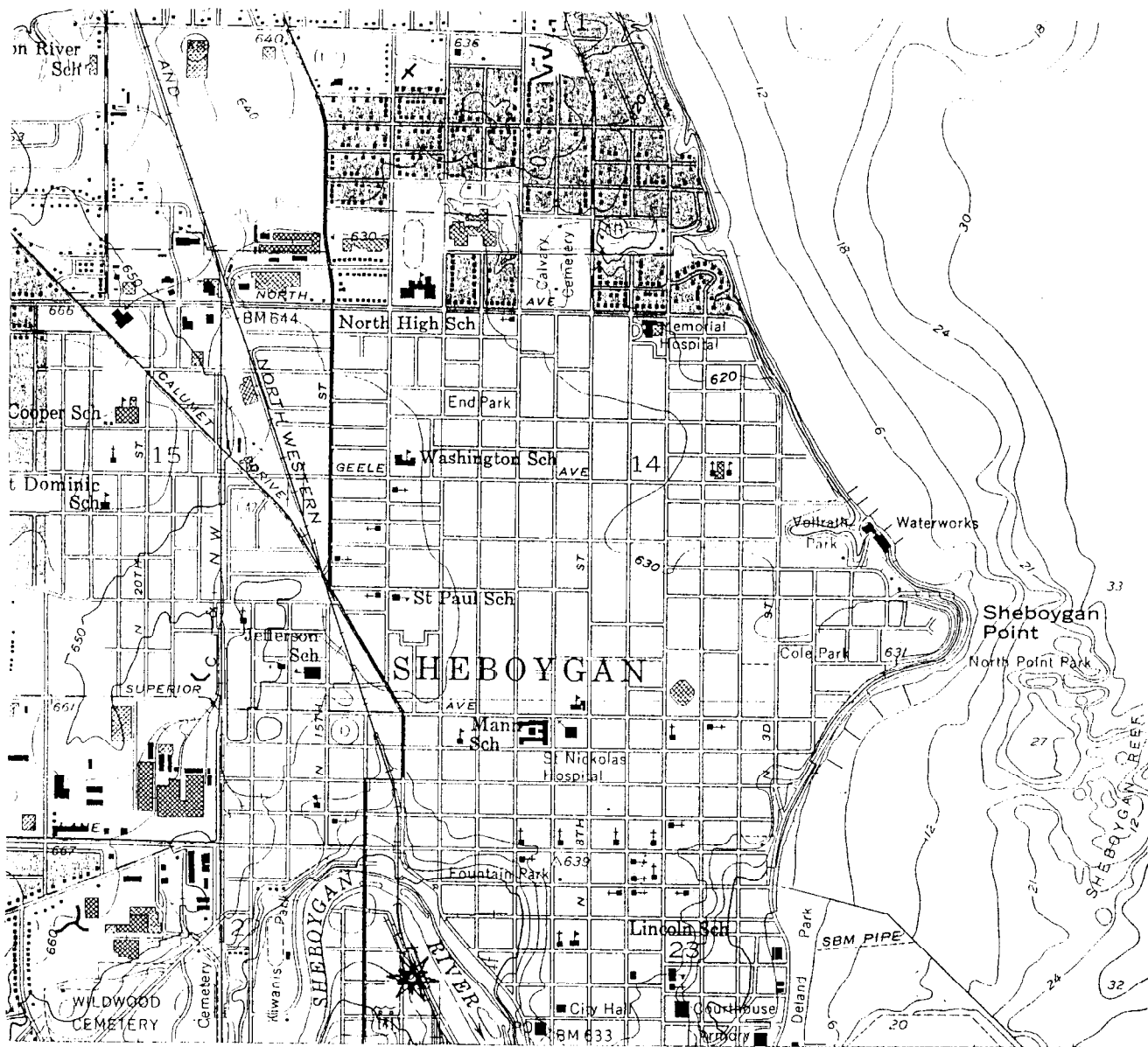
MW-1 is centrally located within the western half of the site. This monitoring well is located within the backfill materials placed in the former underground storage tank area. Groundwater concentration data presented below was collected during a sampling event conducted on May 11, 1999.

MW-1 Groundwater Sampling Data For March 11, 1999

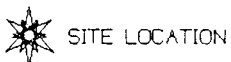
Parameter	Units	NR 140 Enforcement Standard	Groundwater Concentration
Lead	ug/l	15	61
Benzene	ug/l	5.0	1,400
Naphthalene	ug/l	40	74

Soil quality contamination above state standards was not encountered.

a:98012c16.ltr



LEGEND:



SITE LOCATION

SOURCE:

U.S.G.S. 7.5 MINUTE SERIES
TOPOGRAPHIC MAP - SHEBOYGAN NORTH, WI
QUADRANGLE, 1973 (PHOTOREVISED)



FIGURE 1

SITE LOCATION

RELIABLE WELD & FAB. CO.
SHEBOYGAN, WISCONSIN

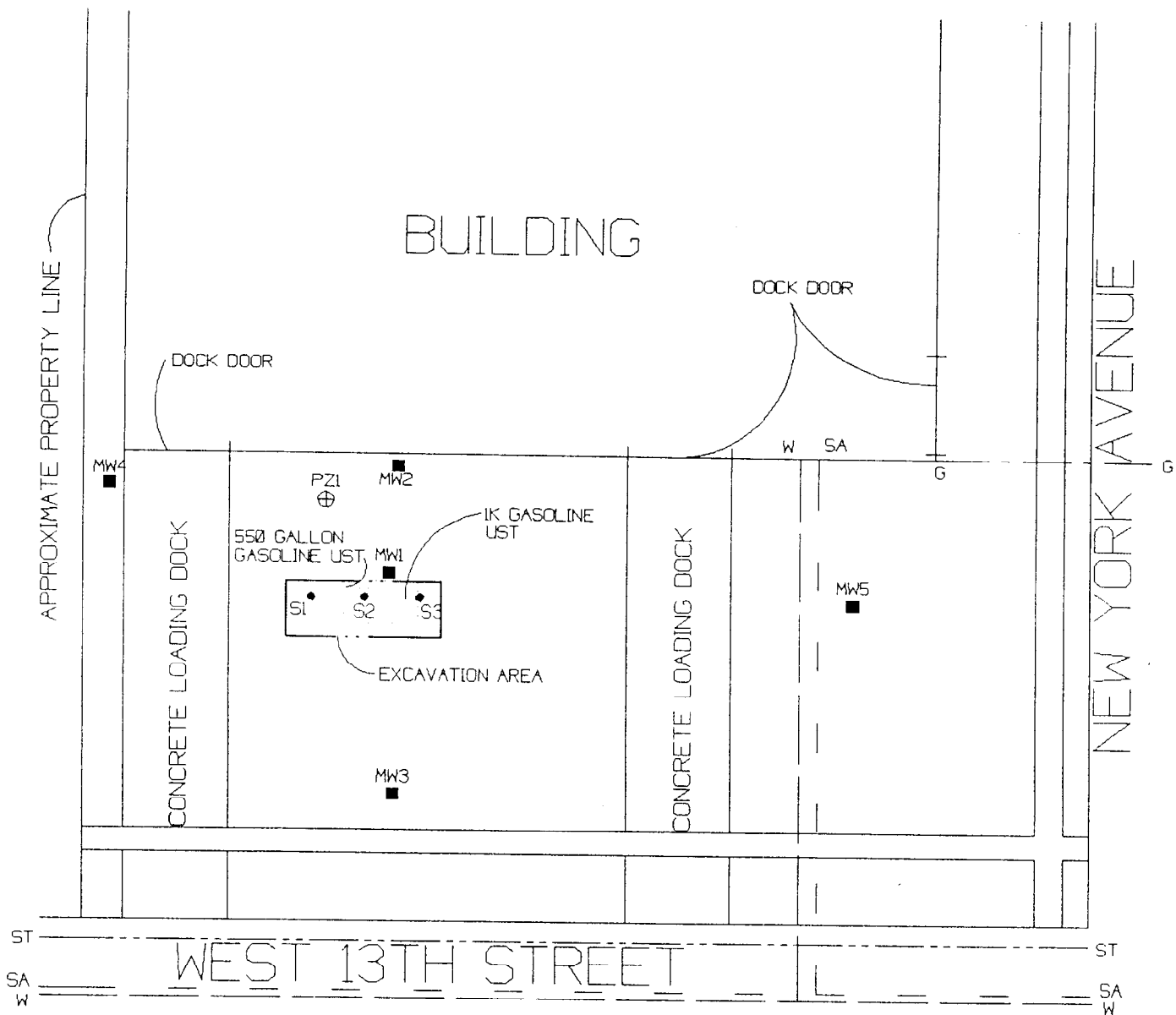
JOB NUMBER 97051

DWG FILE NAME 97051SL

SCALE: 1" = 2000' DATE: SEPTEMBER 29, 1997

AES CONSULTANTS, LTD.

BY: KS



LEGEND

- SI DOCUMENTATION SOIL SAMPLE
- MW1 MONITORING WELL LOCATION
- ⊕ PZ1 DEEP PIEZOMETER LOCATION
- SA SANITARY SEWER
- - - ST STORM SEWER
- - - G GAS LINE
- W WATER LINE



FIGURE 2	
SITE PLOT PLAN	
RELIABLE WELD & FAB. CO. SHEBOYGAN, WISCONSIN	
JOB NUMBER 97051	DWG FILE NAME 97051SP1
SCALE: 1" = 20'	DATE: NOVEMBER 4, 1998
AES CONSULTANTS, LTD.	BY: KS

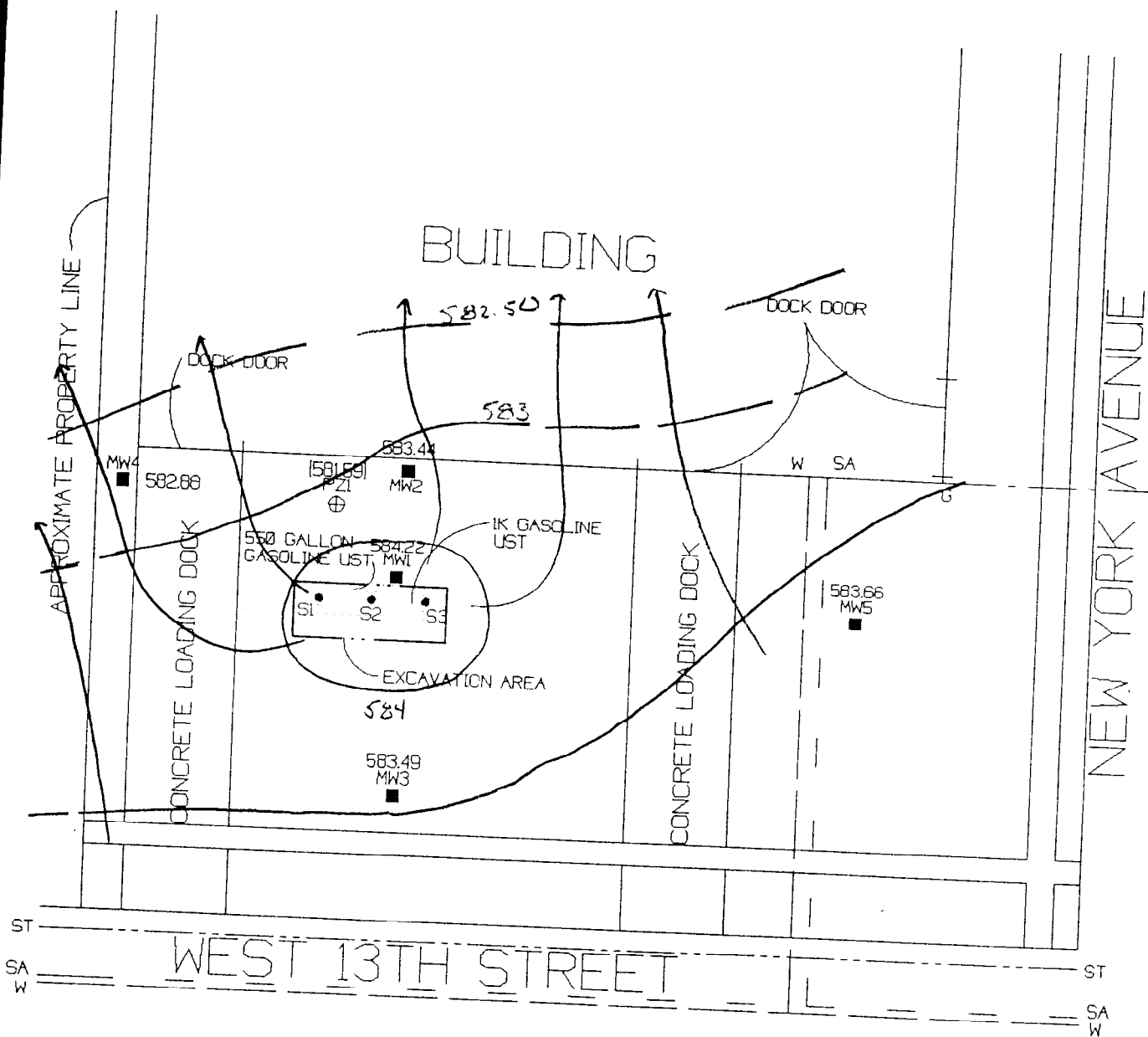
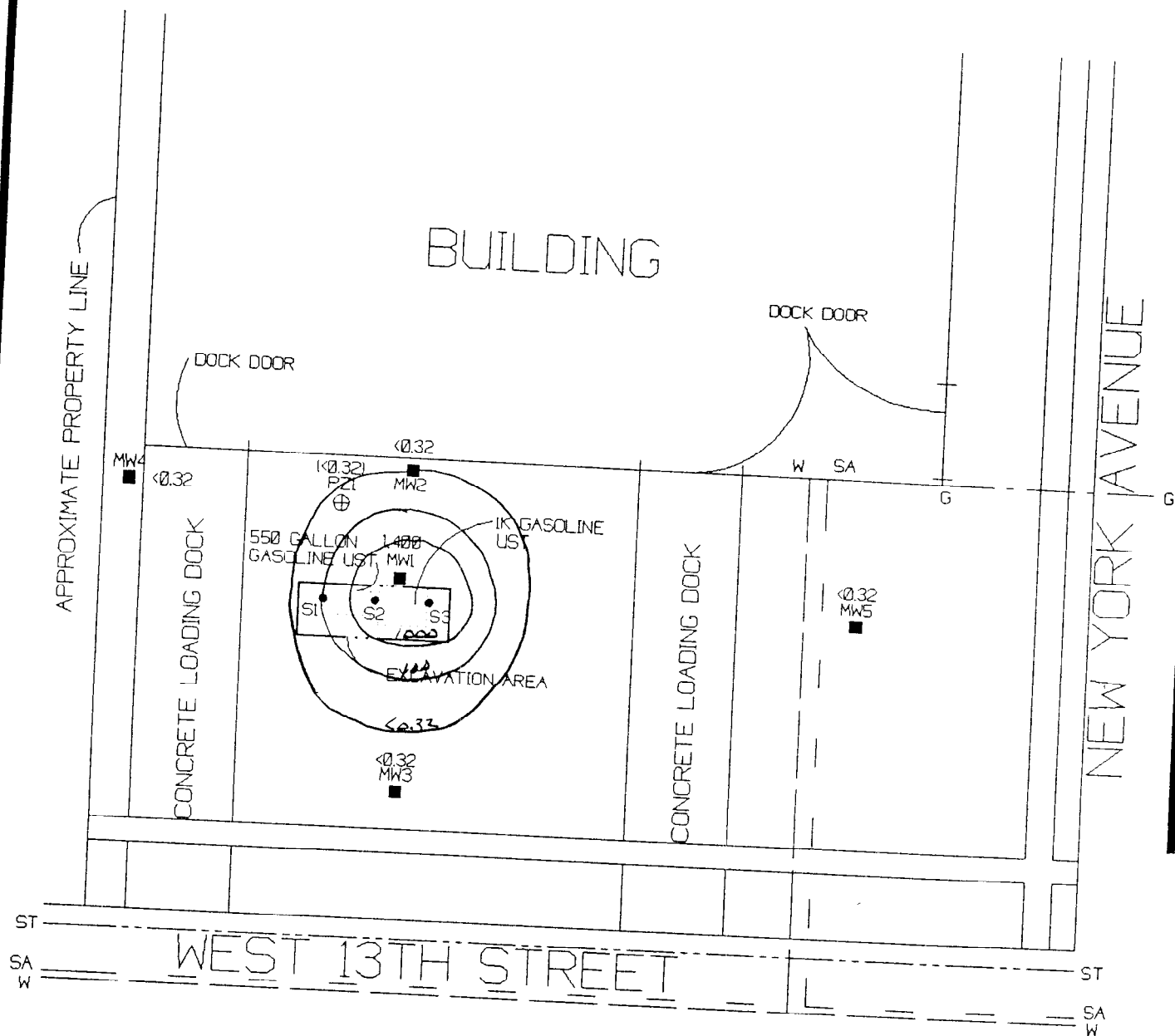


FIGURE 5	
GROUNDWATER CONTOUR MAP (MAY 11, 1999)	
RELIABLE WELD & FAB. CO. SHEBOYGAN, WISCONSIN	
JOB NUMBER 97051	DWG FILE NAME 97051GCC2
SCALE: 1" = 20'	DATE: JUNE 24, 1999
AES CONSULTANTS, LTD.	BY: KS



LEGEND

- SI DOCUMENTATION SOIL SAMPLE
- MW1 MONITORING WELL LOCATION
- ⊕ PZ1 DEEP PIEZOMETER LOCATION
- SA SANITARY SEWER
- ST STORM SEWER
- G GAS LINE
- W WATER LINE
- 1,400 - BENZENE CONCENTRATION (ug/l)
- 1,032 - DEEP PIEZOMETER CONCENTRATION (ug/l)



FIGURE 9

EXTENT OF BENZENE GROUNDWATER
CONTAMINATION (MAY 11, 1999)

RELIABLE WELD & FAB. CO.
SHEBOYGAN, WISCONSIN

JOB NUMBER 97051

DWG FILE NAME 97051EB3

SCALE: 1" = 20'

DATE: JUNE 24, 1999

AES CONSULTANTS, LTD.

BY: KS

Table 2:
Groundwater Quality Data Summary,
Reliable Welding and Fabrication Company,
1234 New York Avenue, Sheboygan, Wisconsin 53081

Parameter	Units	NR 140 Standards		COMM 46 Table 1 Standards	Date	MW-1	MW-2	MW-3
		PAL	ES					
Lead (Filtered)	ug/L	1.5	15	n std	08/18/98	101	<7.5	<7.5
					10/19/98	20	<1.0	<1.0
					01/17/99	19	ns	ns
					05/11/99	61	ns	ns
Benzene	ug/L	0.5	5.0	1,500	08/18/98	4,400	<0.30	<0.30
					10/19/98	3,600	<0.30	<0.30
					01/17/99	1,700	<0.25	ns
					05/11/99	1,400	<0.32	<0.32
Ethylbenzene	ug/L	140	700	7,100	08/18/98	320	<0.20	<0.20
					10/19/98	700	<0.20	<0.20
					01/17/99	460	<0.32	ns
					05/11/99	100	<0.34	<0.34
1,2-Dichloroethane	ug/L	0.5	5.0	1,500	08/18/98	98	<0.20	<0.20
					10/19/98	40	<0.20	<0.20
					01/17/99	83	<0.32	ns
					05/11/99	ns	ns	ns
1,2-Dibromoethane	ug/L	0.005	0.05	n std	08/18/98	26	<0.40	<0.40
					10/19/98	<20	<0.40	<0.40
					01/17/99	<4.8	<0.24	ns
					05/11/99	ns	ns	ns
Naphthalene	ug/L	8.0	40	n std	08/18/98	120	<1.1	<1.1
					10/19/98	230	<1.1	<1.1
					01/17/99	120	<0.73	ns
					05/11/99	74	ns	ns

Bold indicates NR 140 ES exceedance (January 1999)

N std-No NR 140 Standard

MTBE-Methyl tert-butyl ether

TMB-Trimethylbenzene

ns- Parameter Not Analyzed

ni-well not installed

Table 2:
Groundwater Quality Data Summary,
Reliable Welding and Fabrication Company,
1234 New York Avenue, Sheboygan, Wisconsin 53081

Parameter	Units	NR 140 Standards		COMM 46 Table 1 Standards	Date	MW-1	MW-2	MW-3
		PAL	ES					
MTBE	ug/L	12	60	n std	08/18/98	26	<0.20	<0.20
					10/19/98	<10	<0.20	<0.20
					01/17/99	20	<0.21	ns
					05/11/99	5.3	<0.31	<0.31
1,2,4-TMB	ug/L	n std	n std	n std	08/18/98	800	<0.60	<0.60
					10/19/98	950	<0.60	<0.60
					01/17/99	560	<0.34	ns
					05/11/99	310	<0.35	<0.35
1,3,5-TMB	ug/L	n std	n std	n std	08/18/98	320	<0.30	<0.30
					10/19/98	300	<0.30	<0.30
					01/17/99	170	<0.36	ns
					05/11/99	88	<0.64	<0.64
1,2,4-&1,3,5-TMB	ug/L	96	480	n std	08/18/98	1,120	<0.90	<0.90
					10/19/98	1,250	<0.90	<0.90
					01/17/99	730	<0.70	ns
					05/11/99	398	<0.99	<0.99
Toluene	ug/L	68.6	343	20,000	08/18/98	5,400	0.30	<0.20
					10/19/98	550	<0.20	<0.20
					01/17/99	200	<0.38	ns
					05/11/99	150	<0.35	<0.35
Total Xylenes	ug/L	124	620	7,800	08/18/98	2,900	<0.80	<0.80
					10/19/98	1,910	<0.80	<0.80
					01/17/99	890	<1.04	ns
					05/11/99	410	<1.0	<1.0

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Table 2:
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Reliable Welding and Fabrication Company,
1234 New York Avenue, Sheboygan, Wisconsin 53081

Parameter	Units	NR 140		COMM 46	Date	MW-4	MW-5	PZ-1
		Standards		Table 1				
				Standards				
		PAL	ES					
Lead	ug/L	1.5	15	n std	08/18/98	<7.5	<7.5	ni
(Filtered)					10/19/98	<1.0	<1.0	<1.0
					01/17/99	ns	ns	ns
					05/11/99	ns	ns	ns
Benzene	ug/L	0.5	5.0	1,500	08/18/98	0.80	<0.30	ni
					10/19/98	0.70	<0.30	28
					01/17/99	<0.25	<0.25	2.3
					05/11/99	<0.32	<0.32	<0.32
Ethylbenzene	ug/L	140	700	7,100	08/18/98	<0.20	<0.20	ni
					10/19/98	<0.20	<0.20	25
					01/17/99	<0.32	<0.32	3.3
					05/11/99	<0.34	<0.34	<0.34
1,2-Dichloroethane	ug/L	0.5	5.0	1,500	08/18/98	<0.20	<0.20	ni
					10/19/98	<0.20	<0.20	<0.20
					01/17/99	<0.14	<0.14	<0.14
					05/11/99	ns	ns	ns
1,2-Dibromoethane	ug/L	0.005	0.05	n std	08/18/98	<0.40	<0.40	ni
					10/19/98	<0.40	<0.40	<0.40
					01/17/99	<0.24	<0.24	<0.24
					05/11/99	ns	ns	ns
Naphthalene	ug/L	8.0	40	n std	08/18/98	55	<1.1	ni
					10/19/98	190	<1.1	10
					01/17/99	45	<0.73	1.6
					05/11/99	<0.88	ns	ns

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Parameter	Units	NR 140 Standards		COMM 46 Table 1 Standards	Date	MW-4	MW-5	PZ-1
		PAL	ES					
MTBE	ug/L	12	60	n std	08/18/98	<0.20	<0.20	ni
					10/19/98	<0.20	<0.20	<0.20
					01/17/99	<0.21	<0.21	<0.21
					05/11/99	<0.31	<0.31	<0.31
1,2,4-TMB	ug/L	n std	n std	n std	08/18/98	0.70	<0.60	ni
					10/19/98	<0.60	<0.60	65
					01/17/99	<0.34	<0.34	5.9
					05/11/99	<0.35	<0.35	<0.35
1,3,5-TMB	ug/L	n std	n std	n std	08/18/98	<0.3	<0.30	ni
					10/19/98	0.60	<0.30	20
					01/17/99	<0.36	<0.36	2.2
					05/11/99	<0.64	<0.64	<0.64
1,2,4-&1,3,5-TMB	ug/L	96	480	n std	08/18/98	0.70	<0.90	ni
					10/19/98	0.60	<0.90	85
					01/17/99	<0.70	<0.70	8.1
					05/11/99	<0.99	<0.99	<0.99
Toluene	ug/L	68.6	343	20,000	08/18/98	0.90	<0.20	ni
					10/19/98	0.40	<0.20	1.3
					01/17/99	<0.38	<0.38	<0.38
					05/11/99	<0.35	<0.35	<0.35
Total Xylenes	ug/L	124	620	7,800	08/18/98	1.0	<0.80	ni
					10/19/98	<0.80	<0.80	25.7
					01/17/99	<1.04	<1.04	1.5
					05/11/99	<1.0	<1.0	<1.0

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